



Arlington Historic District Commissions

Application for Certificate

(Read attached instructions
before completing form)

For Commission Use Only:

Date Rec: _____

Hearing Date: _____

Certificate #: _____

Monitor: _____

Certificate Requested:

- ☒ **Appropriateness** – for work described herein
☒ Minor project ☐ Major Project ☒ Demolition
☐ **Non-Applicability** – for the following reason(s):
☐ Not subject to public view
☐ Maintenance, repair, or replacement using same design and materials
☐ Proposed change specifically excluded from review under Bylaw
☐ Other: _____
☐ **Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

General Information:

Property Address 51 Academy Street District _____
 Owner(s) Rene Le Email ReneLe@aol.com
 Owner's Phone (h) 617-642-4580 (w) _____ (fax) _____
 Owner's Address 10 Bow Street, Sausalito, CA 94965
 Applicant (if not Owner) _____
 Applicant's Phone (h) _____ (w) _____ (fax) _____
 Applicant's Address _____
 Applicant's Relationship to Owner _____
 Contractor RLE General Contracting Phone 617-642-4580
 Architect _____ Phone _____

Dates of Anticipated Work: Start ASAP Completion 1 week

Description of Proposed Work: (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

- Remove two windows and create a new one in the space between them.
- Replace bulkhead plywood doors with steel cellar doors.
- Replace backsteps with wooden steps and demo concrete wall.

Required Documentation Acknowledgement: (see attached instructions)

☐ I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owners Signature(s): Rene Le Date: 11/10/2020

ARLINGTON HISTORIC DISTRICT APPLICATION

Supporting Documentation Checklist

Property Address 51 Academy Street District Remondte@gmail.com
 Applicant's Name Rem Le Email Remondte@gmail.com
 Applicant's Phone (Day) 617-642-4580 (Mobile) 617-642-4580

☒ **For Minor Projects or** ☐ **Certificate of Non-Applicability**

☐ **Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

☒ **Manufacturer's literature and specifications sheets describing the proposed feature(s)**

☒ **Description of how the proposed work is either compatible with the District or Non-Applicable**

☐ **For Major Projects**

☐ **Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

☐ **Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

Plans

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

Elevations of building facades- identify:

Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

Wall sections (especially showing projecting features such as bays, balconies, porches, additions)

Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)

Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)

For projections, additions and new construction also include:

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan- existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

☐ **Manufacturers' literature and specification sheets describing the proposed components**

☐ **Suggested Supporting Submittals: Model; Physical Samples**

☐ **Description of how the proposed work is compatible with the District.**

☒ **For Demolition**

☒ **Statement of current state of existing structure and reason for demolition**

☒ **Statement of the historic significance of the structure**

☐ **Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

☐ **Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s): [Signature] Date: 11/10/2020

3
Dear AHDC,

At 51 Academy St., Arlington we are hoping to make four modifications:

1. We are hoping to remove two windows and create—in the space between them—a new one. The windows are located in our proposed first floor kitchen. The current placement of the windows would prevent us from installing kitchen cabinets and a hood range in our proposed locations. Exhibit A shows the location of the windows in respect to Academy (Front of the house) and Jason Street (Back of the house). Exhibit B shows the windows are visible from Academy St., albeit only minimally. Exhibit C shows windows are not visible from Jason Street. Exhibit D shows the current placement of the windows and our proposed new window location. There are over 40+ windows in the entire house. We believe that our proposal does not add to or subtract from the current symmetry/asymmetry of that particular section of the house. We are just changing the window location and not the design nor material of the windows (we are restoring the windows).

Historical Precedent: This commission's approved minutes for January 22, 2015 in section 5, subsection 1, states:

Formal Hearing re: 252 Pleasant Street (Schweich) re: window changes. P. Schweich. reported that the two pane casement window (smaller window) is being removed. Removing window to replace with matched siding. House is soundproof except for the windows being removed. Needs to put sink at new location and cabinets need to go on the wall. S. Makowka said there is no symmetry about the windows and no detriment to the house or the district. C. Barry agreed with S. Makowka. C. Barry moves proposal to remove window on Pleasant Street side elevation next to door and replaced with siding to match existing. Seconded by D. Baldwin. Unanimous approval.. Monitor appointed S. Makowka

We believe that our proposal reflects that of 252 Pleasant St., therefore, it is not a detriment to the house nor the district.

2. Replace bulkhead plywood doors with steel cellar doors. Exhibit E shows the location of the bulkhead in respect to Academy (Front of the house) and Jason Street (Back of the house). Exhibit F shows the from Jason Street (Back of the house). Exhibit G shows the bulkhead.
3. Replace backsteps with wooden steps. Exhibit H shows the location of the backsteps in respect to Academy and Jason Street. Exhibit I shows the backsteps. Exhibit J shows the rough drawings.
4. Demo concrete wall that is falling apart. Appendix K shows the concrete wall.

We hope that the commission agrees with our position and we welcome any suggestions from the commissioners. Thank you.

Regards,
Rem Le

**The following pages are for 12/3/2020 Meeting:
Landing and step for side door – Back of the house:**

Exhibit H: Location of the backsteps in respect to Academy (Front of the house) and Jason Street (Back of the house)

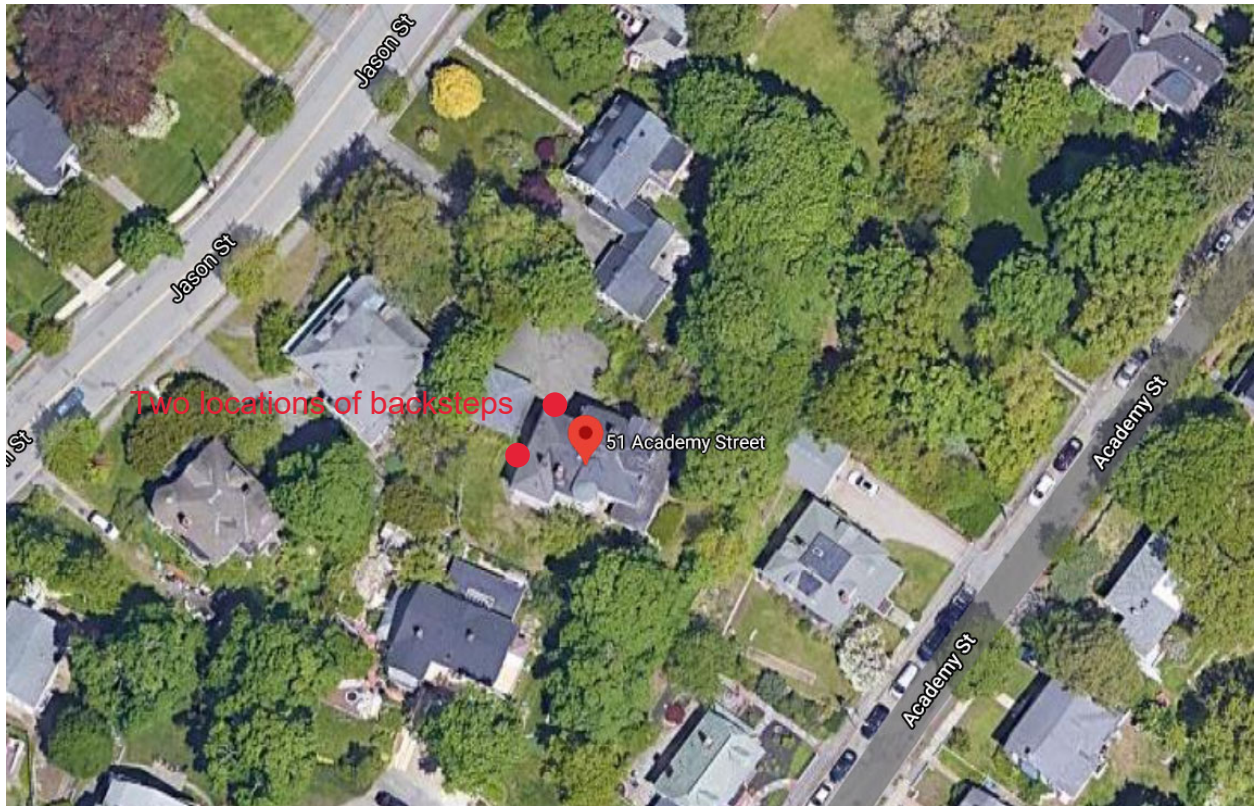
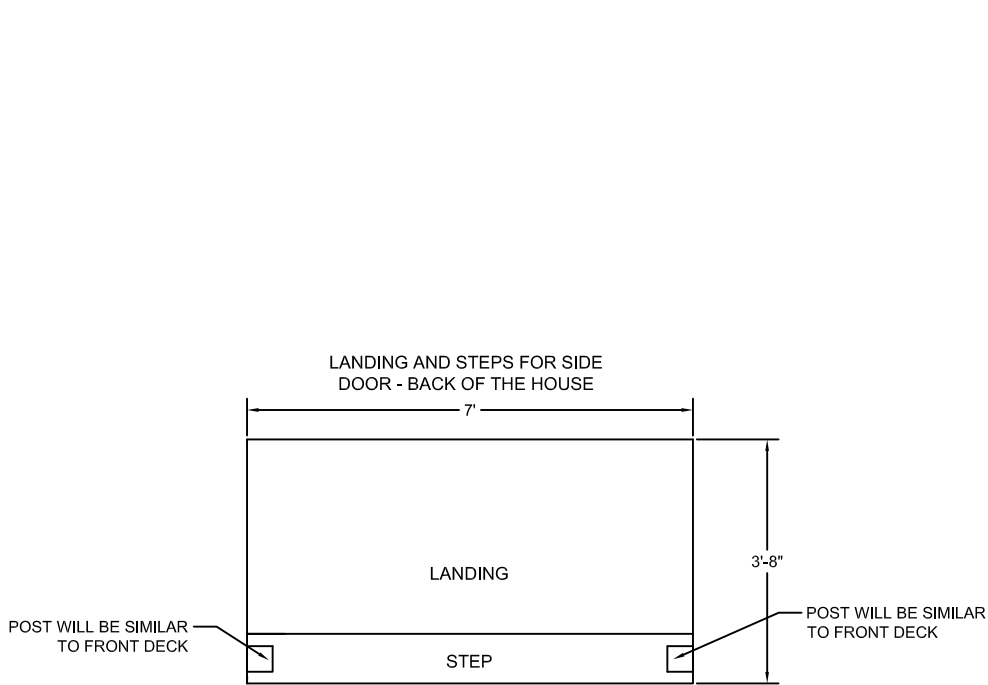


Exhibit I: Backsteps

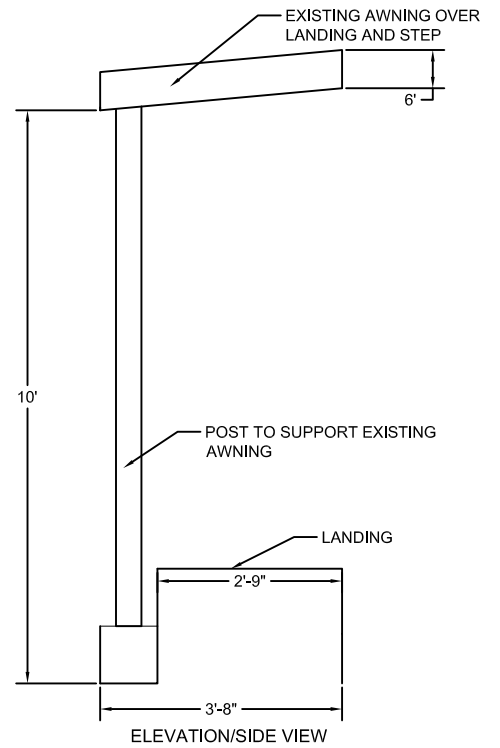


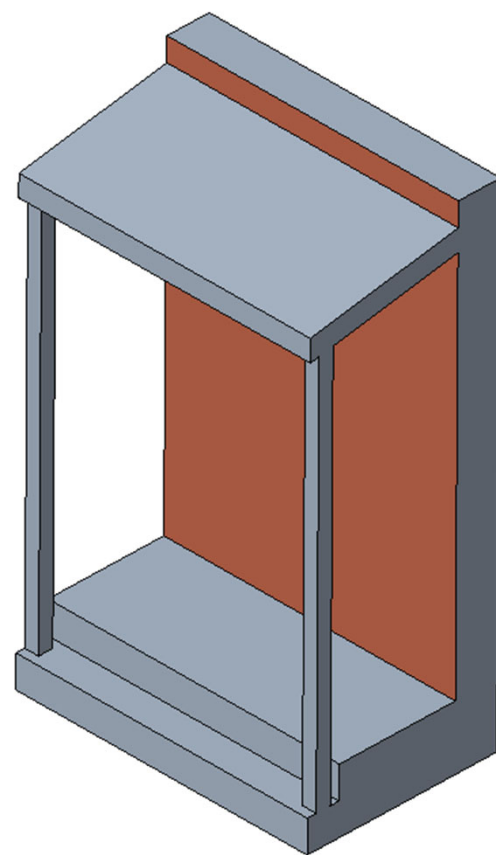
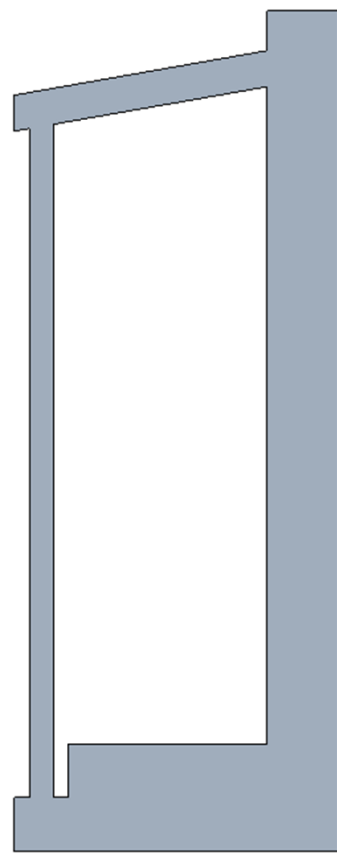
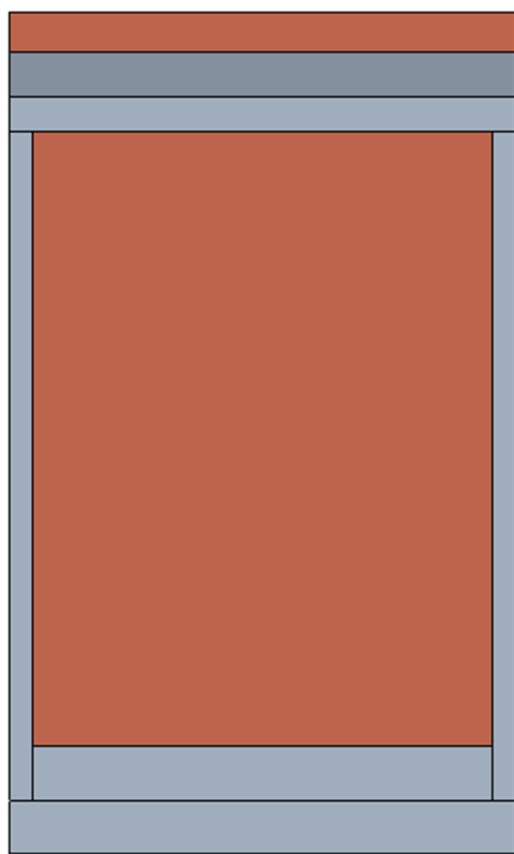
6





TOP VIEW:
FOR MATERIALS SUCH AS BALUSTER, HANDRAIL, AND
ETC: WE WILL CARRY THE DESIGN IN THE FRONT DECK TO
APPLY IT HERE IF NEEDED BY BUILDING CODE





Application for Certificate - 51 Academy Street Arlington, MA

17 messages

Rem Le <remdle@gmail.com>

Wed, Nov 11, 2020 at 12:47 AM


To: Carol Greeley <carol.greeley@gmail.com>, AHDCChair <AHDCChair@town.arlington.ma.us>, "Makowka, Stephen" <smakowka@compasslexecon.com>, Stephen Makowka <joliesteve@gmail.com>

Cc: amui07@gmail.com

Hi Carol and Steve,

Hope all is well. Attached is my application to remove two windows and create - in the space between them - a new one, replace bulkhead plywood doors with steel cellar doors, and replace backsteps with wooden steps.

Thank you,
Rem Le
617-642-4580

 **Application for Certificate - 51 Academy Street Arlington, MA.pdf**
4029K

AHDCChair <AHDCChair@town.arlington.ma.us>

Sun, Nov 15, 2020 at 10:35 AM

To: Rem Le <remdle@gmail.com>, Carol Greeley <carol.greeley@gmail.com>, "Makowka, Stephen" <smakowka@compasslexecon.com>, Stephen Makowka <joliesteve@gmail.com>

Cc: amui07@gmail.com

Rem,

Thank you for the new application. I did have a few questions to clarify the scope of the work:

- 1) Can you confirm that one of the two existing windows will be restored and moved over to the proposed new location? What will happen to the other window (i.e., will it be reused elsewhere?)
- 2) Do you have any specifications for the proposed bulkhead? I assume it will be approximately the same size/design as the existing one except in steel.
- 3) You propose wooden stairs but provide no design or materials specifications. Can you provide at least rough drawing and specifications of the materials to be used (i.e., will there be a landing?, handrails?, balusters, etc.?)

Also, I have some questions about CONA work already under way. You will remember that a CONA requires replacement with matching materials and design.

- A) The existing wood shutters/hardware have been removed. Can you confirm that they have been retained and will be replaced?
- B) The existing copper water "collector boxes" have been removed with the downspouts. Can you confirm that they have also been retained and will be replaced?
- C) Note that the existing siding was a clear cedar and that any replacement should be done with a corresponding grade (i.e., not a rustic or knotty grade).
- D) Do you have a plan for the placement of exterior utilities (HVAC, electric power drop/meter, etc)? If visible, these fall within the Commission's jurisdiction.

FYI, I am available tomorrow (Monday) morning before 11 AM to discuss by phone. Alternatively I can do a call or meet at the property sometime on Tuesday to discuss these questions.

Thank you,
Steve (Makowka)
Project monitor
617-480-1860 (m)

10

From: Rem Le <remdle@gmail.com>

To: Carol Greeley <carol.greeley@gmail.com>, AHDCChair <AHDCChair@town.arlington.ma.us>, "Makowka, Stephen" <smakowka@compasslexecon.com>, Stephen Makowka <joliesteve@gmail.com>

Cc: amui07@gmail.com

Date: Wed, 11 Nov 2020 00:47:32 -0500

Subject: Application for Certificate - 51 Academy Street Arlington, MA

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

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Rem Le <remdle@gmail.com>

Sun, Nov 15, 2020 at 1:46 PM

To: AHDCChair <AHDCChair@town.arlington.ma.us>

Cc: Carol Greeley <carol.greeley@gmail.com>, "Makowka, Stephen" <smakowka@compasslexecon.com>, Stephen Makowka <joliesteve@gmail.com>, amui07@gmail.com

Hi Steve,

Thank you for the questions. Please see below for my responses in red:

- 1) Can you confirm that one of the two existing windows will be restored and moved over to the proposed new location? What will happen to the other window (i.e., will it be reused elsewhere?) **Yes, one of the windows will be restored and moved over to the proposed new location. For the other window, we will restore and reuse it for the attic. We are fortunate enough that there is a missing window up in the attic and it is the same measurement as this one.**
- 2) Do you have any specifications for the proposed bulkhead? I assume it will be approximately the same size/design as the existing one except in steel. **It is the same size/design as the existing one except in steel. We are only replacing the door to be steel.**
- 3) You propose wooden stairs but provide no design or materials specifications. Can you provide at least rough drawing and specifications of the materials to be used (i.e., will there be a landing?, handrails?, balusters, etc.? **We plan to use the same materials as the deck in front of the house. I can put together a rough drawing to specify the landing, handrails and balusters. I will try to get the drawings over to you by this week.**

As for now, #1 (windows) is a priority for us since the plumbing work and so many other things are tied to this.

- A) The existing wood shutters/hardware have been removed. Can you confirm that they have been retained and will be replaced? **We will retain any that are able to be restored and replace any that are not with the same design and materials.**
- B) The existing copper water "collector boxes" have been removed with the downspouts. Can you confirm that they have also been retained and will be replaced? **The existing copper water "collector boxes" are in very bad condition. We will replace them with new ones. They are pretty generic and we can find them anywhere.**
- C) Note that the existing siding was a clear cedar and that any replacement should be done with a corresponding grade (i.e., not a rustic or knotty grade). **Yes, thank you.**
- D) Do you have a plan for the placement of exterior utilities (HVAC, electric power drop/meter, etc)? If visible, these fall within the Commission's jurisdiction. **Yes, we do have plans but these will be a CONA since they are not visible. The electrical meter will be in the same location. I plan to submit this in a week or two since we still have some time for this.**

Please let me know if a call or in person is still needed. I greatly appreciate your responses, questions, and feedback.

Thank you,
Rem Le
617-642-4580

[Quoted text hidden]

Carol Greeley <carol.greeley@gmail.com>

Mon, Nov 16, 2020 at 2:12 PM

To: Rem Le <remdle@gmail.com>

Cc: AHDCChair <AHDCChair@town.arlington.ma.us>, "Makowka, Stephen" <smakowka@compasslexecon.com>, Stephen Makowka <joliesteve@gmail.com>, amui07@gmail.com

Rem,

I have added you on the agenda for an informal hearing on this Thursday's AHDC meeting. Please find attached the agenda with the instructions to access the ZOOM meeting. See you Thursday - Carol Greeley

[Quoted text hidden]

--

Carol Greeley, Executive Secretary

Arlington Historic District Commissions

(781) 316-3265

ahdc@town.arlington.ma.us

www.arlingtonhistoricdistrict.com



11-19-2020 AHDC Remote Meeting Agenda.docx

71K

AHDCChair <AHDCChair@town.arlington.ma.us>

Mon, Nov 16, 2020 at 2:46 PM

To: Rem Le <remdle@gmail.com>

Cc: Carol Greeley <carol.greeley@gmail.com>, amui07@gmail.com

Rem,

It was good speaking with you this morning. As we discussed, all replacement shingles should be clear (not knotty or rustic) white or red cedar. It may be helpful to specify #1 Blue Label or #2 Red Label to get the proper grade. Also, Carol should be reaching out to you about Thursday.

Steve

[Quoted text hidden]

Rem Le <remdle@gmail.com>

Tue, Nov 17, 2020 at 3:26 PM

To: AHDCChair <AHDCChair@town.arlington.ma.us>

Cc: Carol Greeley <carol.greeley@gmail.com>, amui07@gmail.com

Hi Steve,

It was a pleasure talking to you and thank you for the guidance. Please let me know if there is anything else that you can think of so that we can get it right the first time. Attached is my revised application to include some minor details you requested as well as the concrete wall.

Hi Carol - Attached is my revised application per Steve's request.

Thank you,

Rem Le

617-642-4580

[Quoted text hidden]



Application for Certificate - 51 Academy Street Arlington, MA Rev. 1.pdf

6320K

Rem Le <remdle@gmail.com>

Tue, Nov 24, 2020 at 10:25 PM

To: AHDCChair <AHDCChair@town.arlington.ma.us>

Cc: Carol Greeley <carol.greeley@gmail.com>, amui07@gmail.com

Hi Carol - Per the AHDC's request, attached is my revised application to include an elevation drawing. I also included a quick 3d sketch.

Thanks,

Rem Le

617-642-4580

[Quoted text hidden]



Application for Certificate - 51 Academy Street Arlington, MA Rev. 2.pdf

4780K

Carol Greeley <carol.greeley@gmail.com>

Wed, Nov 25, 2020 at 8:28 AM


To: AHDCChair <AHDCChair@town.arlington.ma.us>, "Makowka, Stephen" <smakowka@compasslexecon.com>, Stephen Makowka <joliesteve@gmail.com>

12

Do you think we could ask for a 10 day for Rem on 12/3 - seems like everyone but John wants to meet to do Design Guidelines. Let me know your thoughts - Carol

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[Quoted text hidden]

 **Application for Certificate - 51 Academy Street Arlington, MA Rev. 1.pdf**
6320K

Makowka, Stephen <smakowka@compasslexecon.com> Wed, Nov 25, 2020 at 8:54 AM
To: Carol Greeley <carol.greeley@gmail.com>, "(AHDC@town.arlington.ma.us)" <AHDC@town.arlington.ma.us>
Cc: AHDCChair <AHDCChair@town.arlington.ma.us>

I would rather wait – getting a 10 day doesn't really help him versus the 17th anyway due to the delay.

Thanks,

Steve

[Quoted text hidden]

Makowka, Stephen <smakowka@compasslexecon.com> Wed, Nov 25, 2020 at 8:54 AM
To: Carol Greeley <carol.greeley@gmail.com>
Cc: AHDCChair <AHDCChair@town.arlington.ma.us>

I would rather wait – getting a 10 day doesn't really help him versus the 17th anyway due to the delay.

Thanks,

Steve

From: Carol Greeley <carol.greeley@gmail.com>
Sent: Wednesday, November 25, 2020 8:28 AM
To: AHDCChair <AHDCChair@town.arlington.ma.us>; Makowka, Stephen <smakowka@compasslexecon.com>; Stephen Makowka <joliesteve@gmail.com>

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Carol Greeley <carol.greeley@gmail.com> Wed, Nov 25, 2020 at 8:57 AM
To: "Makowka, Stephen" <smakowka@compasslexecon.com>

Will do!
[Quoted text hidden]

Carol Greeley <carol.greeley@gmail.com> Tue, Dec 8, 2020 at 3:51 PM
To: Charles Barry <Charles@thoughtforms-corp.com>

Charles,

Here is the revised application for 51 Academy Street. Let Rem know if you have any questions or think he is missing anything
Thanks - Carol

----- Forwarded message -----
From: Rem Le <remdle@gmail.com>
[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden] 13

 **Application for Certificate - 51 Academy Street Arlington, MA Rev. 2.pdf**
4780K

Charles Barry <Charles@thoughtforms-corp.com>
To: Rem Le <remdle@gmail.com>
Cc: "Carol Greeley (carol.greeley@gmail.com)" <carol.greeley@gmail.com>

Wed, Dec 9, 2020 at 9:59 AM

Hi Rem,

Thank you for the application.

There is some additional information that will help the commissioners understand your proposal:

- The existing stairs have two different configurations. Please include a drawing that shows the one with roof and the other.
- Include photos of the existing porch rail, balustrade, and columns that you intend to duplicate at the back steps.
- Include drawings that detail the finishes: treads, risers, skirts, and sides of the landing.

Let me know if you have questions.

Thank you,

Charles Barry

Arlington Historic Districts Commission

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Carol Greeley <carol.greeley@gmail.com>
To: Charles Barry <Charles@thoughtforms-corp.com>

Wed, Dec 9, 2020 at 10:24 AM

Thanks Charles! - Carol

[Quoted text hidden]

Charles Barry <Charles@thoughtforms-corp.com>
To: Rem Le <remdle@gmail.com>
Cc: Carol Greeley <carol.greeley@gmail.com>

Wed, Dec 9, 2020 at 10:49 AM

Hi Rem,

Thank you for the application. There is some additional information that will help the commissioners understand your proposal:

- The existing stairs have two different configurations. Please include a drawing that shows the one with roof and the other.
- Include photos of the existing porch rail, balustrade, and columns that you intend to duplicate at the back steps.
- Include drawings that detail the finishes: treads, risers, skirts, and side of the landing.

From: Carol Greeley <carol.greeley@gmail.com>
Sent: Tuesday, December 8, 2020 3:51 PM
To: Charles Barry <Charles@thoughtforms-corp.com>

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[Quoted text hidden]

Rem Le <remdle@gmail.com>
To: Charles Barry <Charles@thoughtforms-corp.com>

Fri, Dec 11, 2020 at 2:08 AM

Cc: Carol Greeley <carol.greeley@gmail.com>

Hi Charles, **14**

Thank you for the suggestions. I have been trying to digest your email. I think it is best if I give you a call to clarify a few things before I finalize the drawings. What is the best number to reach you at? My number is 617-642-4580.

Thanks,
Rem Le

[Quoted text hidden]

Charles Barry <Charles@thoughtforms-corp.com>

Fri, Dec 11, 2020 at 8:01 AM

To: Rem Le <remdle@gmail.com>

Cc: Carol Greeley <carol.greeley@gmail.com>

Hi Rem,
The best number to reach me is 617-680-4399.
Charles

Get [Outlook for Android](#)

From: Rem Le <remdle@gmail.com>

Sent: Friday, December 11, 2020 2:08:22 AM

To: Charles Barry <Charles@thoughtforms-corp.com>

Cc: Carol Greeley <carol.greeley@gmail.com>

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¹⁵
The following pages are for 12/17/2020 Meeting: Landing and step
for back door – Back of the house:

**-Page 5: Shows location of landing and step in respect to Academy
and Jason Street.**

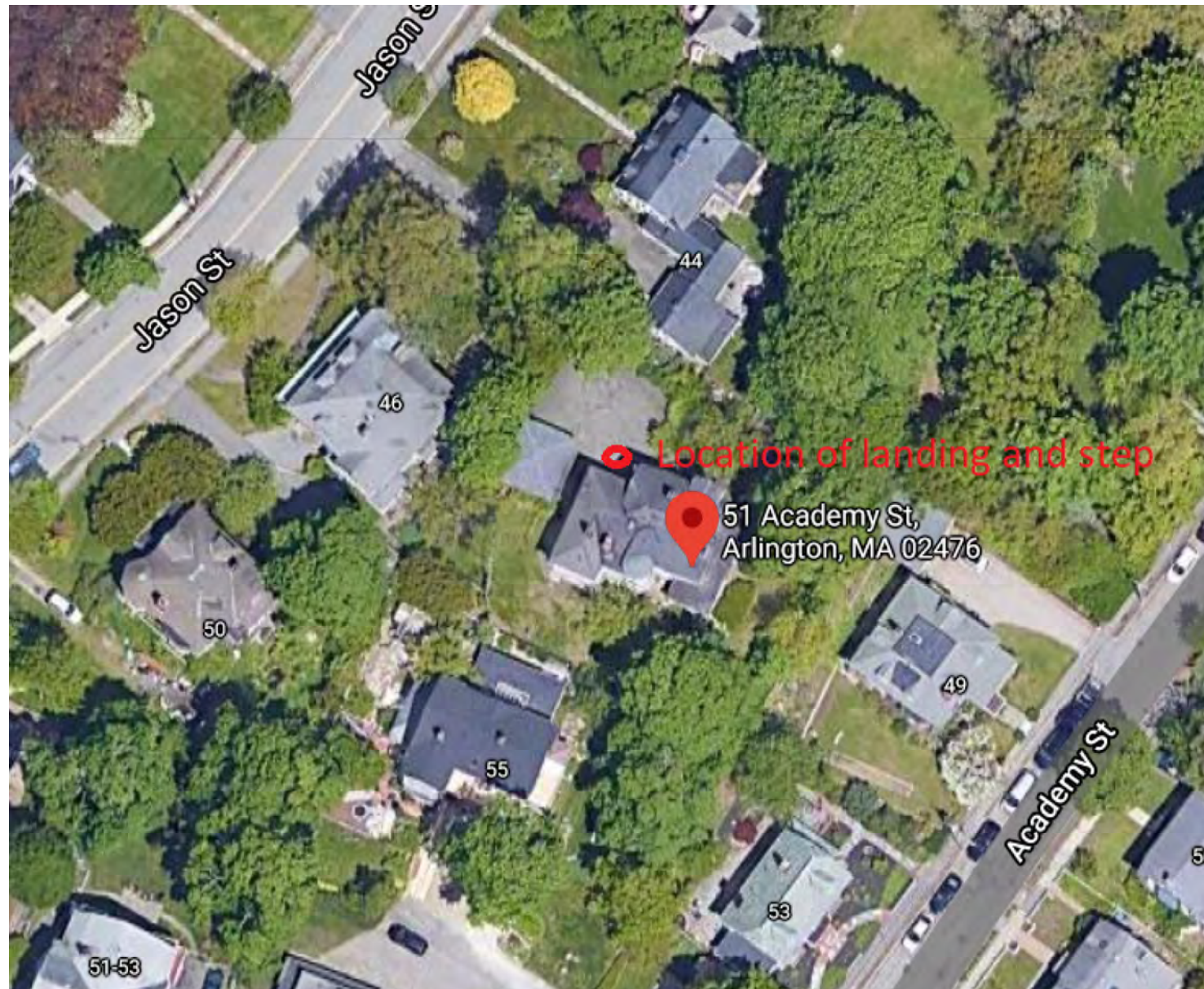
-Page 6 & 7: Show view from Jason Street.

-Page 8: Shows the current steps.

**Page 9: Shows front view, side and elevation view of proposed
landing and step.**

**Page 10 and 11: Show post and floor material to be used for new
landing, step, and posts.**

Page 12 and 13: Show rendering of new landing, step, and posts.

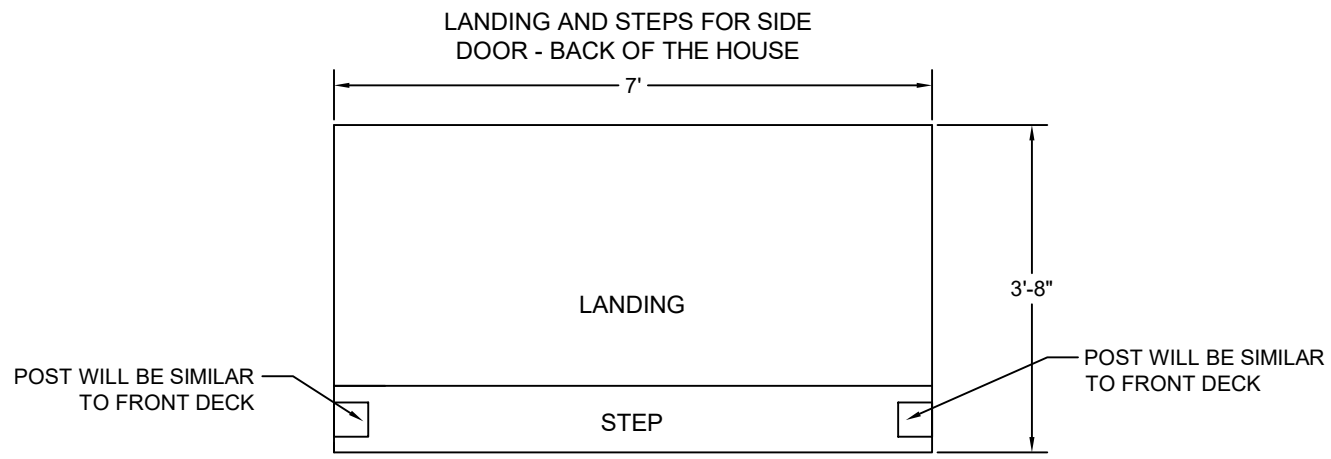




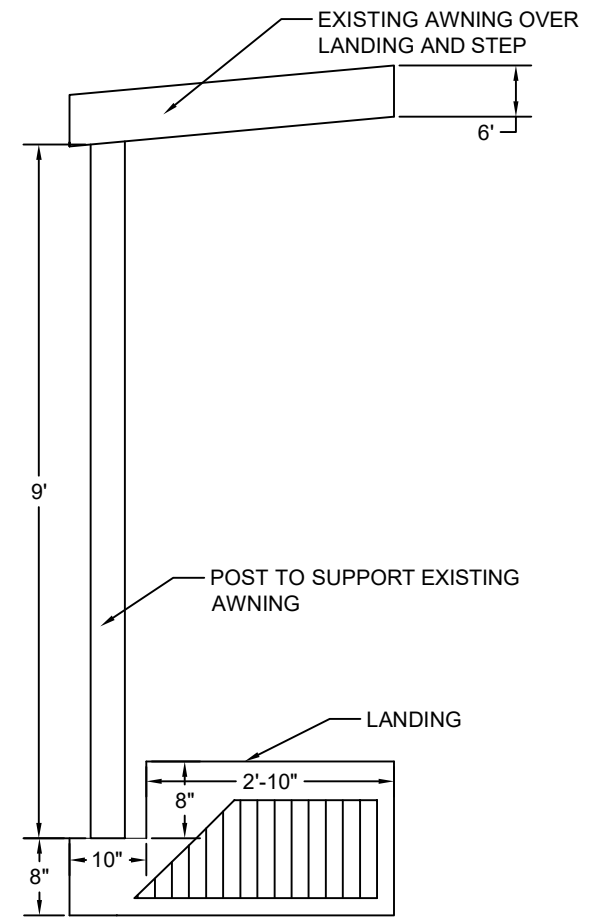


19





TOP VIEW:



ELEVATION/SIDE VIEW







